

Item # _____

Prepared by: Gloria Kelly
Shelby County Land Bank

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF FIFTEEN (15) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 96.1, 0204, 0205, 0302, 0304, 0306, 0403, 0405, AND 0406, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$89,600.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER MATT KUHN.

WHEREAS, Shelby County has acquired FIFTEEN (15) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 96.1, 0204, 0205, 0302, 0304, 0306, 0403, 0405, and 0406, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said FIFTEEN (15) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned FIFTEEN (15) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 96.1, 0204, 0205, 0302, 0304, 0306, 0403, 0405, and 0406, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$89,600.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

A C Wharton, Jr., County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of FIFTEEN (15) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 96.1, 0204, 0205, 0302, 0304, 0306, 0403, 0405, and 0406. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these FIFTEEN (15) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchase

Quit Claim Deeds

IV. Additional Information Relevant to Approval of this Item

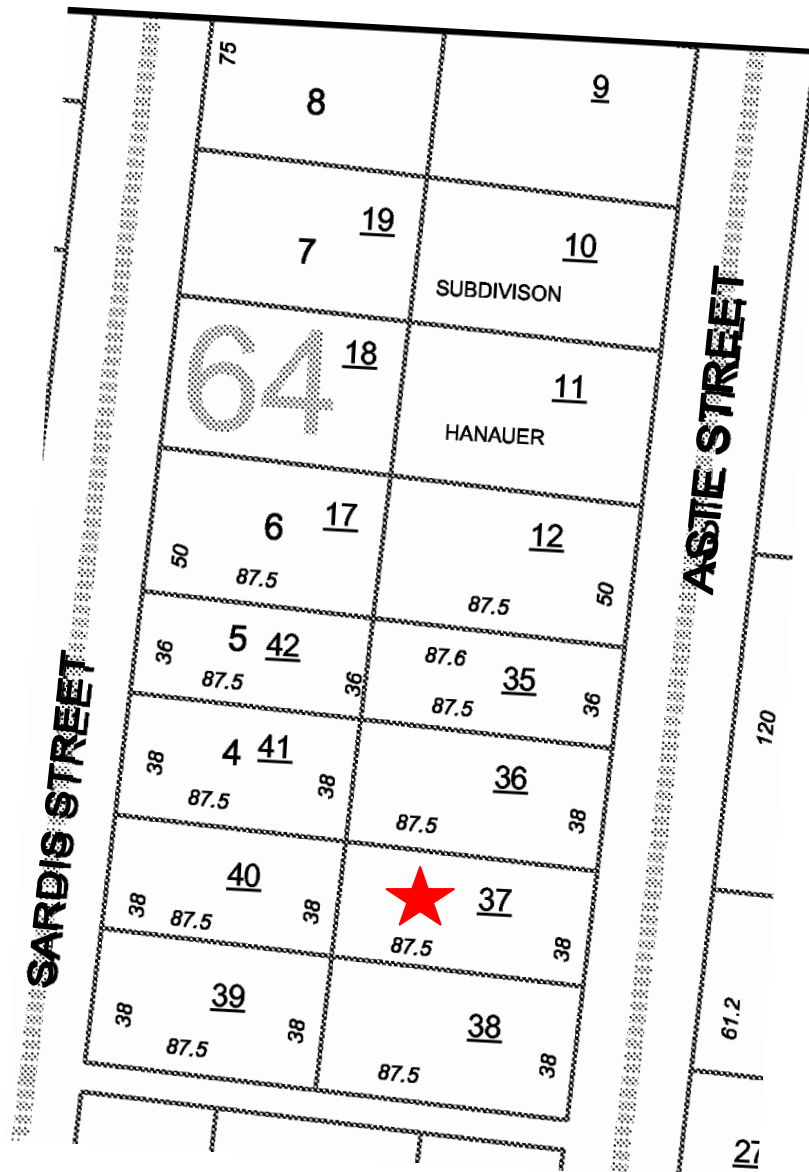
EXHIBIT "A"									
EXHIBIT #	TAX SALE	WBP	ADDRESS LOT SIZE	ZONING CODE	TOTAL TAXES AND FEES	PURCHASER	EVALUATION	SALES PRICE	PLANNED USE
760	0302	013053000000340	320 Cambraidge Ave. 35' x 135'	R-MM	\$9,556.48	Lonzo Jackson	\$5,000.00 House	\$5,000.00	Investment
843	0204	013064000000370	1443 Aste St. 38' x 87'	R-D	\$8,187.40	Deloise Nabors	\$12,500.00 Duplex	\$8,000.00	Investment
1244	0405	021046000000010	Chelsea Ave. 113' x 109'	R-D	\$6,065.24	Trustees New Philadelphia Friendship Temple, Inc.	\$4,000.00	\$3,000.00	Church Property
2029	0405	025023000000050	619 Wicks Ave. 37' x 137'	RS-6	\$4,038.03	Tosha Downey	\$1,700.00	\$1,200.00	Expand Property Size
2063	0405	025027000000190	596 Jennette Pl. 26' x 80'	RS-6	\$2,082.62	Knowledge Quest	\$700.00	\$500.00	Expand Property Size
2135	0405	025037000000210	1139 Mississippi Blvd. 33' x 143'	CU	\$11,129.56	Helen W. Thompson	\$1,700.00	\$1,200.00	Expand Property Size
5002	0406	037019000000050	2853 Princeton Ave 50' x 104'	RS-6	\$5,734.95	Katrina Pratcher	\$4,000.00 House	\$4,400.00 Bid Off	Investment
5877	0406	041041000000020	2185 Chelsea Ave. 40' x 107'	C-H	\$6,612.93	Zenqua Winston	\$10,000.00 Comm. Bldg.	\$10,000.00	Investment
7425	0306	044009000000010	274 E. Tillman St. 118' x 110'	C-L	\$23,676.21	Binghampton Development Corporation	\$35,000.00 Comm. Bldg.	\$30,000.00	Investment
8585	0403	052064000000090	735 Carpenter St. 50' x 110'	R-D	\$6,636.63	Katrina Pratcher	\$7000.00 House	\$6,000.00	Investment
7156	96.1	061011000000490	960 Keating St. 25' x 101'	R-D	\$2,110.27	Trustees Lambert Church of God in Christ	\$800.00	\$800.00	Church Property
11937	0205	071063000000060	4460 Range Line Rd 63' x 126'	RS-6	\$8,671.05	Lonzo Jackson	\$8,000.00 House	\$8,000.00	Investment
11317	304	071064000000190	4393 Range Line Rd. 50' x 110'	RS-6	\$5,352.57	Lonzo Jackson	\$8,000.00 House	\$8,000.00	Investment
13049	0304	075230000000080	George Ave. 100' x 170'	RS-6	\$2,500.00	Delores Page	\$5,000.00	\$2,500.00	Expand Property Size
14915	0405	088034000000250	Raleigh Lagrange Rd. 35' x 121'	RS-6	\$5,767.46	Kenneth L. Williams	\$1,200.00	\$1,000.00	Expand Property Size
15 Properties								Total	\$89,600.00

Ward 13



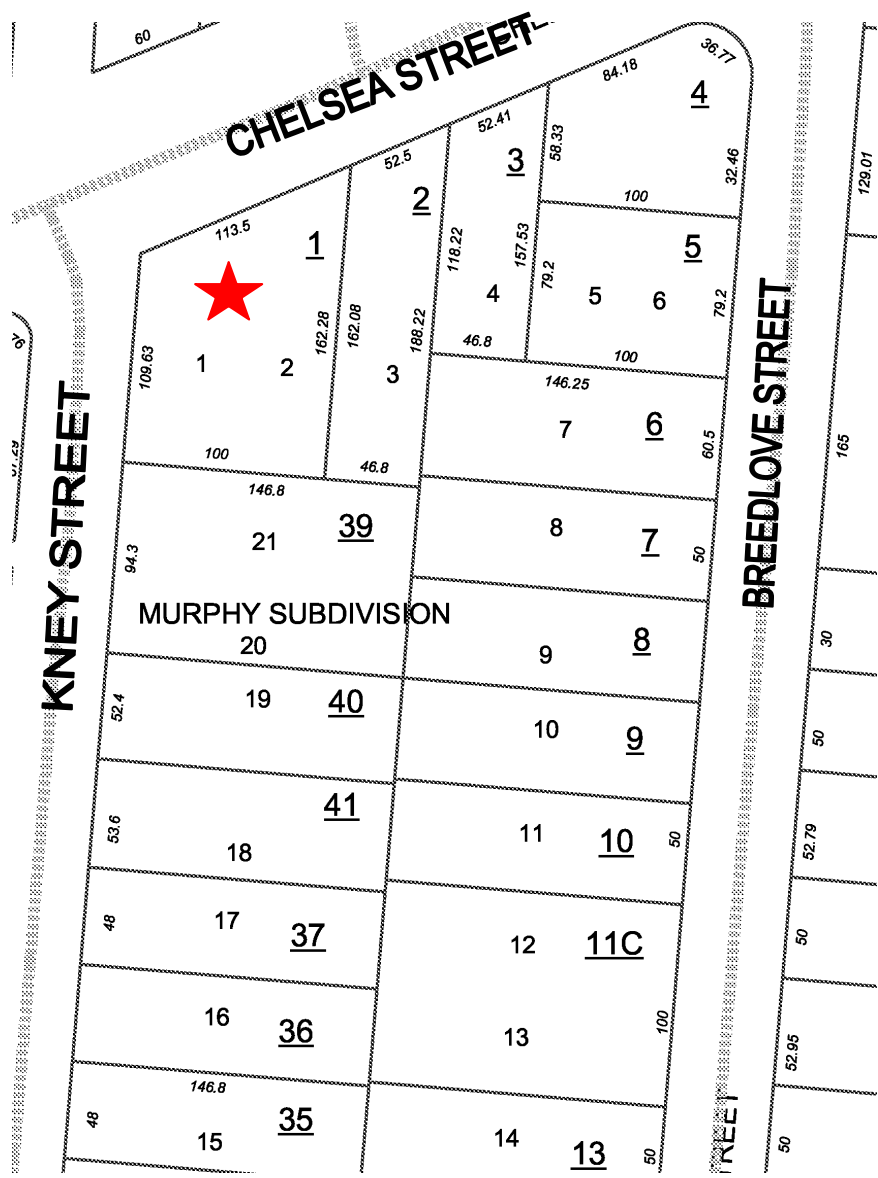
013 0530 0 00034 0

Ward 13



013 0640 0 00037 0

Ward 21



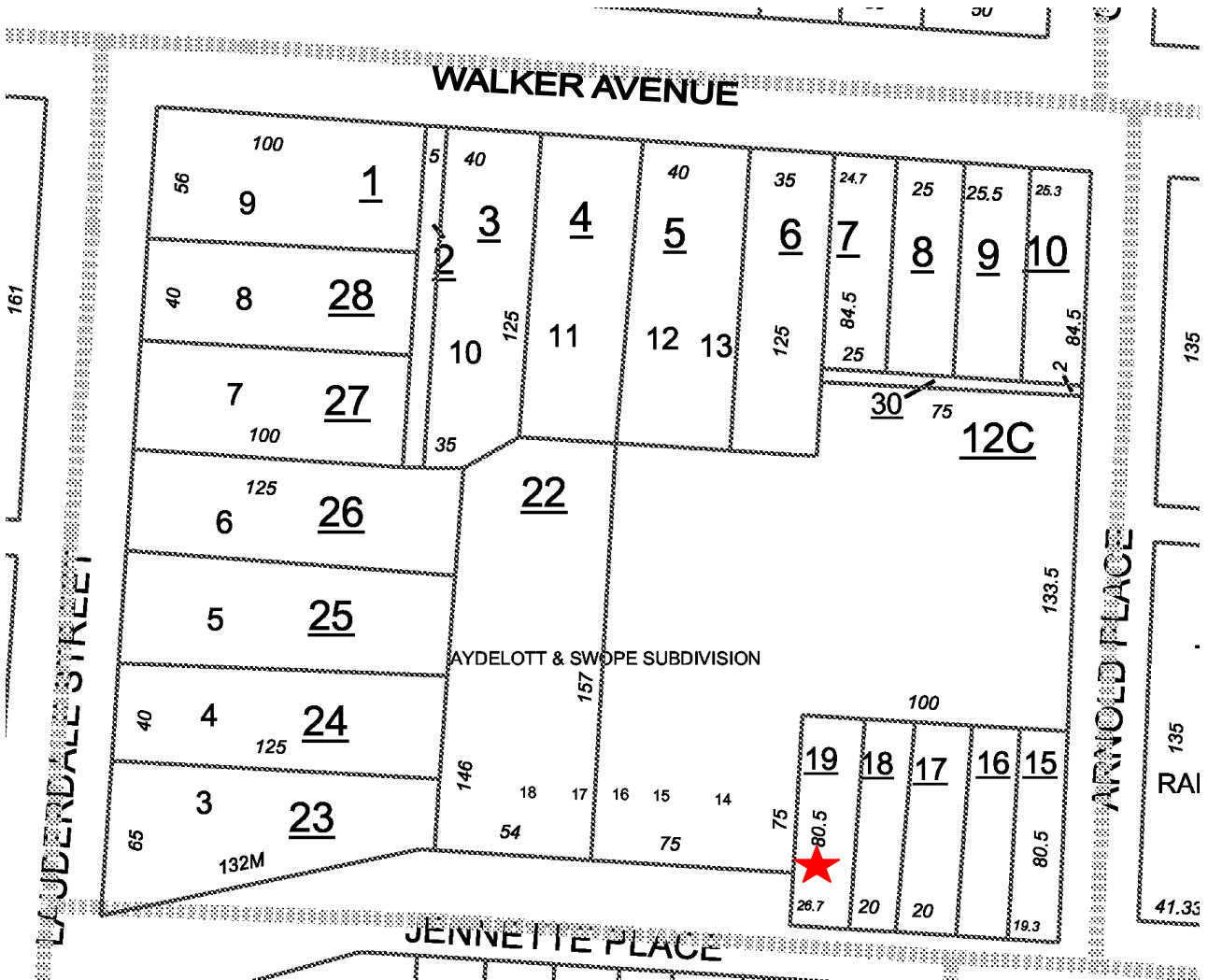
0210460 0 00001 0

Ward 25



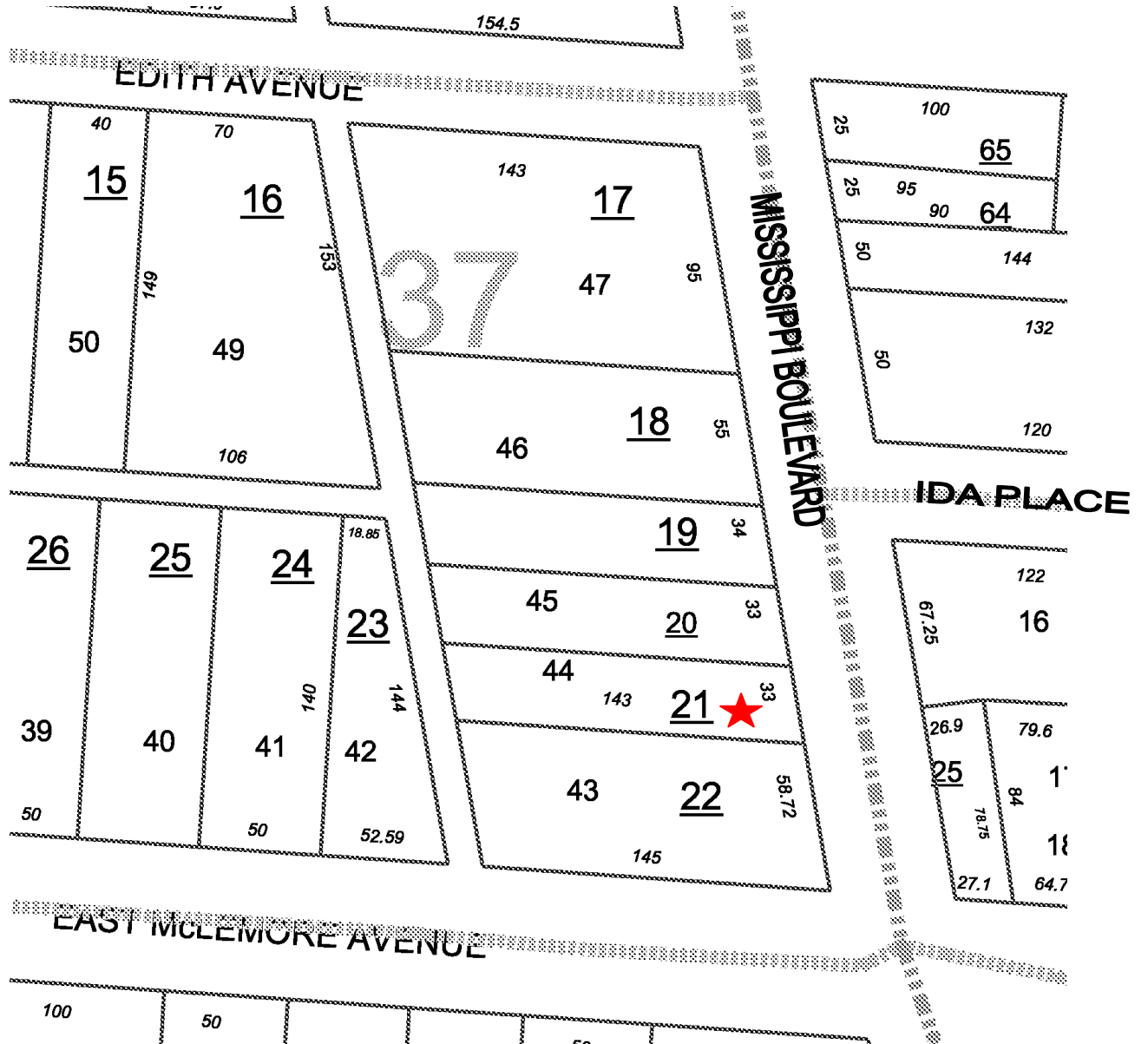
025 0230 0 00005 0

Ward 25



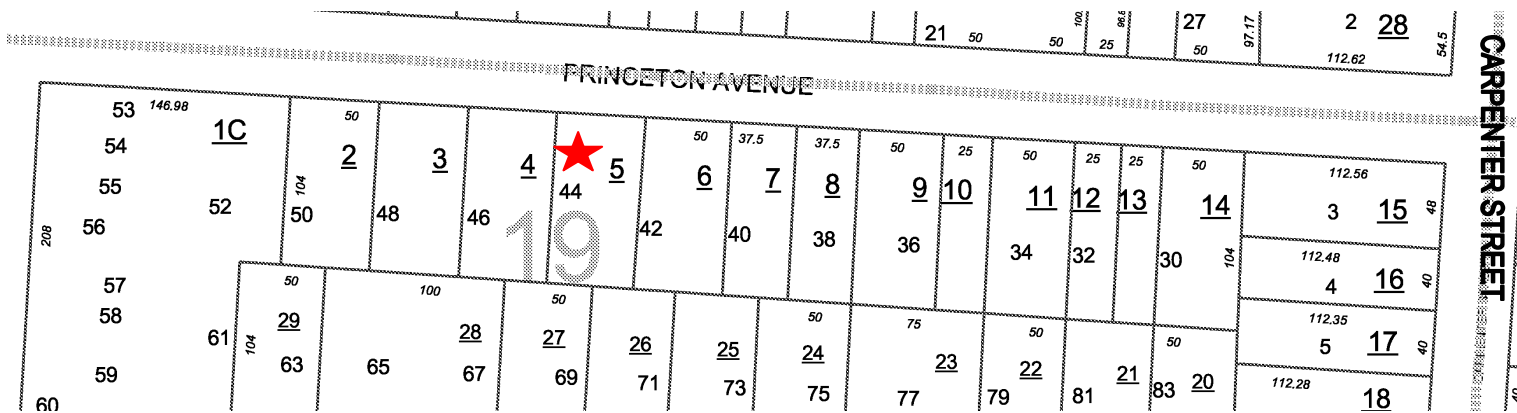
025 0270 0 00019 0

Ward 25



025 0370 0 00021 0

Ward 37



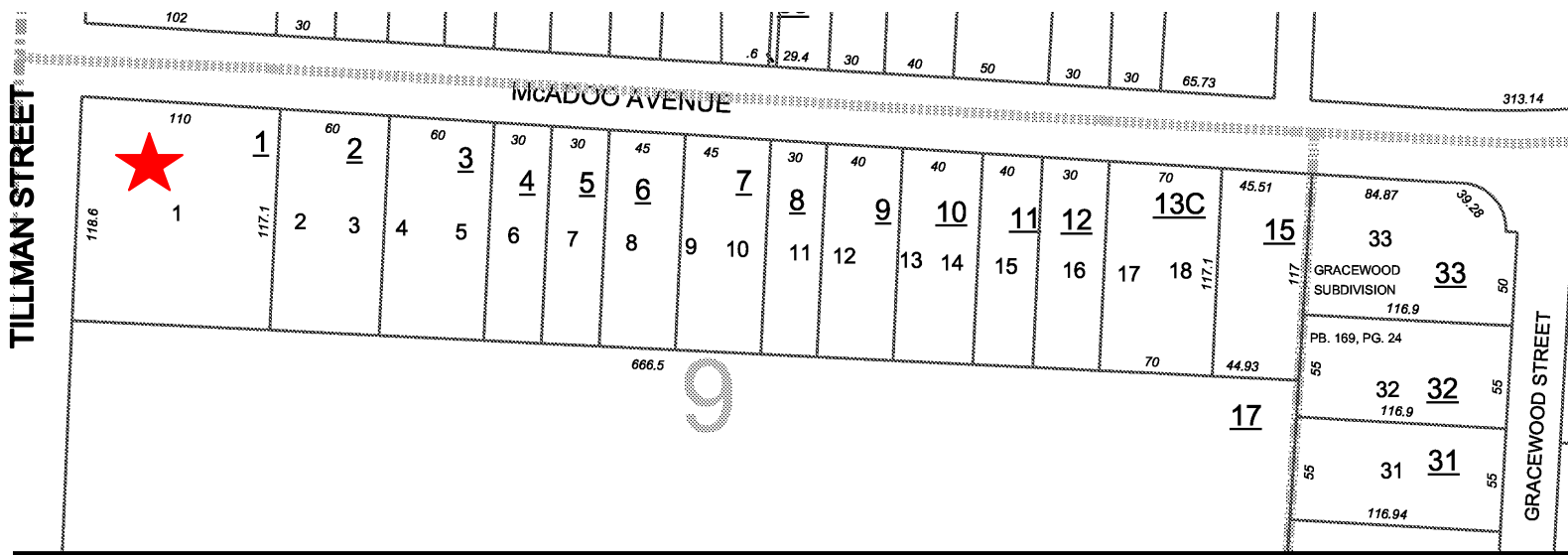
037 0190 0 00005 0

Ward 41

CHelsea AVENUE	
61.3 <u>1</u> 84.5 90 60	40.86 <u>2</u> ★ 91 107.25 40
71.66 <u>3</u> 123.8 92 93 70.8	91.92 <u>4C</u> 94 95 143.5 90.2
40 130 96 <u>41</u>	130 114 <u>6</u> 40
97 <u>40</u>	115 <u>7</u>
98 <u>39</u>	116 <u>8</u>
99 <u>38</u>	117 <u>9</u>
100 <u>37</u>	118 <u>10</u>
101 <u>36</u>	119 <u>11</u>
SOUTH HYDE PARK SUBDIVISION PB. 7, PG. 95 102 <u>35</u>	120 <u>12</u>
103 <u>34</u>	121 <u>13</u> 40
40 104 <u>33</u>	122 <u>14</u>
105 <u>32</u>	123 <u>15</u>
106 <u>31</u>	124 <u>16</u>
107 30	
HYDE PARK AVENUE	
SPRINGDALE STREET	

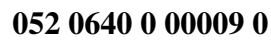
041 0410 0 00002 0

Ward 44



044 0090 0 00001 0

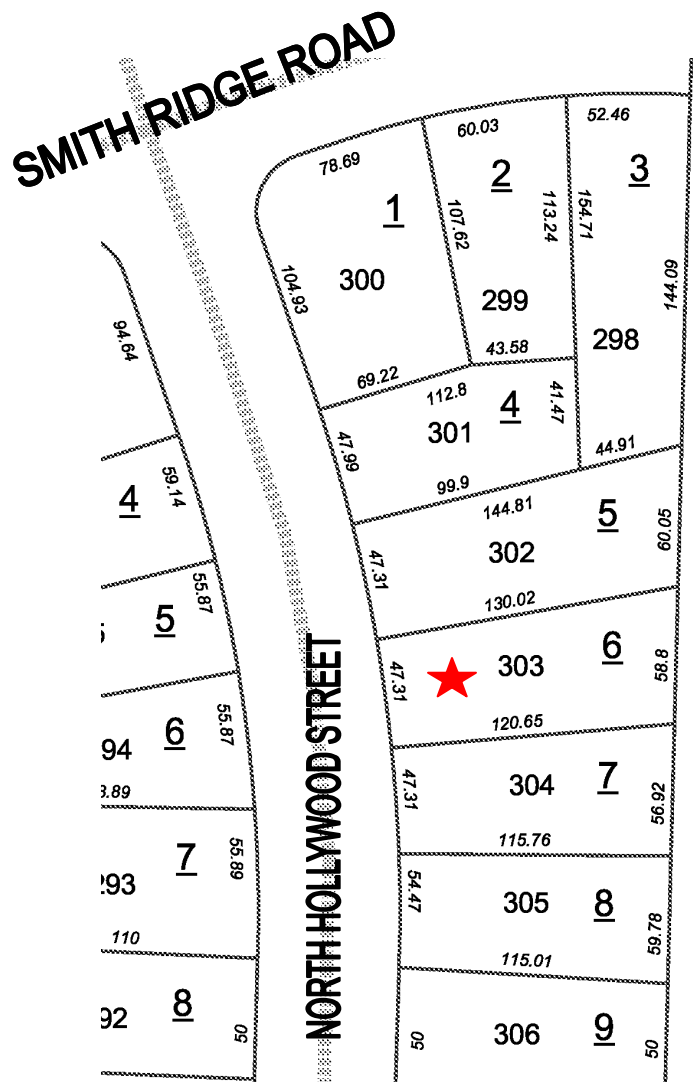
TUTWILER AVENUE



[illegible]

15

Ward 71

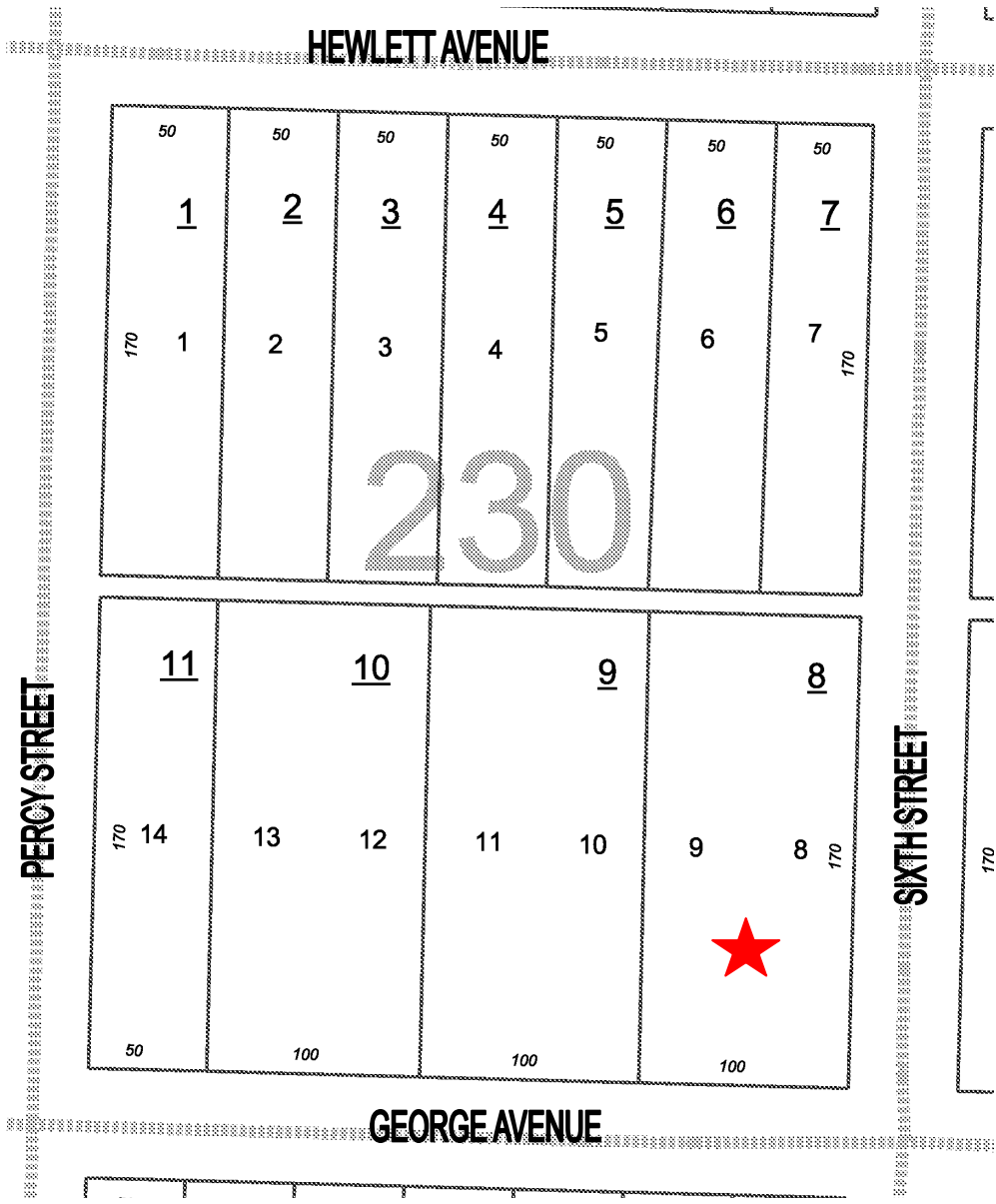


071 0630 0 00006 0

6

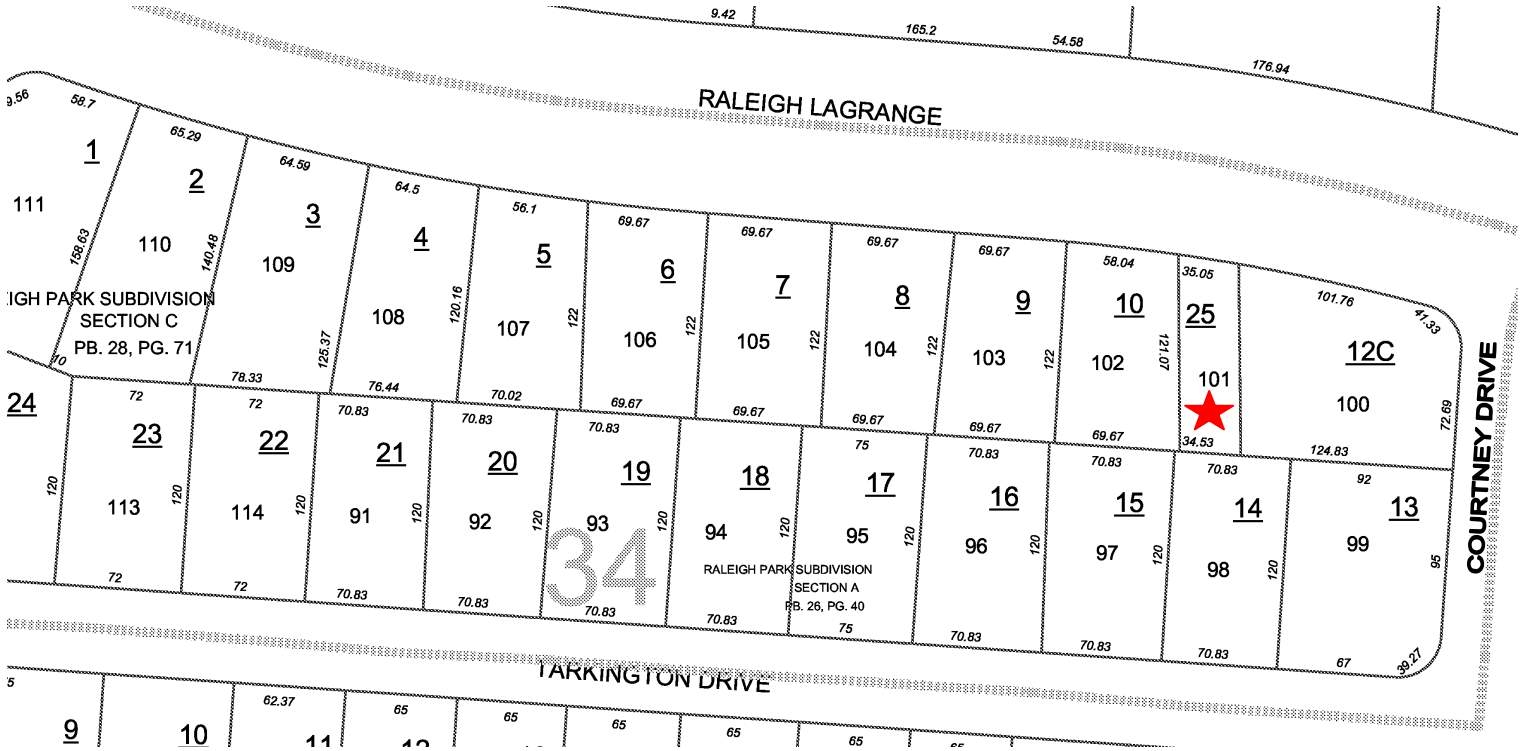
071 0640 0 00019 0

Ward 75



075 2300 0 00008 0

Ward 88



088 0340 0 00025 0